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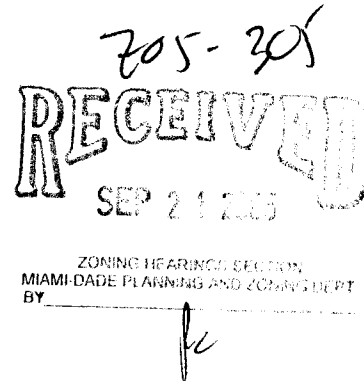
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September 21, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. 1st Street
11th Floor
Miami, Florida 33128



**Re: Application for District Boundary Change; Norma Strydio and Noeli Sanchez
(the "Applicants")**

Dear Ms. O'Quinn Williams:

Our firm represents the Applicants in connection with the captioned application. The Applicants own the property legally described in the attached Exhibit "A" (the "Property"). The Property is located at 6435 Coral Way in unincorporated Miami-Dade County.

The Property is approximately 0.24 acres and contains a single family home. It is designated Low Density Residential in the County's Adopted 2005 and 2015 Land Use Plan (the "Plan") and is zoned RU-1.

The Applicant is requesting a district boundary change from RU-1 to RU-5A (the "Rezoning"). In addition to the Rezoning, the Applicant is requesting alternative site development approval to permit interior side setbacks for the east and west sides of 13 feet 8 inches and 13 feet five inches, respectively, where the Zoning Code requires 15 feet. The

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applicant is also requesting variances to permit the location of a parking space for the disabled within 25 feet of the right-of-way and to permit a reduction in the 5-foot landscape buffer required between interior drives and the perimeter wall.

The Rezoning is consistent with the Plan's provisions for limited commercial uses in Residential Communities in that the Property fronts on Coral Way, a major roadway designated on the future land use map, the lot size is less than one acre, the land use designation is not Estate Density Residential, and the Rezoning will permit conversion of an existing structure to office uses on a lot platted prior to March 25, 1991. See Page I-14 of the Plan. Furthermore, at only 18.2% of lot coverage, the scale and character of the proposed office building is compatible with the neighboring single family residential neighborhood, contains all required parking on site, and provides for a concrete wall and landscape buffering for the benefit of the adjacent residences. Lastly, other office uses lawfully exist on the same block face, thereby rendering the Rezoning consistent with the developing character of the Coral way corridor.

The requested side setback development options are de minimis in that they are requesting reductions of less than two feet each. The requested non-use variances are compatible with the neighborhood which includes both offices and residences and will further the intent of the Zoning Code by accommodating all required parking on-site and providing a handicapped space in the most accessible portion of the proposed office.

We look forward to your favorable review of this application. Please do not hesitate to contact the undersigned if you have any questions or require additional information.

Very truly yours,



Tony Recio

TR/ms
Attach.
1214001